

4-1



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

TO: Planning Commission  
FROM: Brian Pedrotti, Staff Planner  
VIA: Kami Griffin, Supervising Planner, Current Planning  
DATE: October 13, 2005  
RE: Oakview Development Tract Map (SUB2004-00113 / TR 2635)

---

**Summary:** Per the direction of the Planning Commission, County Planning staff has drafted findings for denial for the above-referenced tentative tract map (see attached).

---

**Background:** On August 25, 2005, the Planning Commission denied the above-referenced project and continued the item to October 13, 2005 to allow County Planning staff time to draft findings for denial for the project. The Planning Commission specifically referenced the project's inconsistencies with the Agriculture and Open Space Policies, incompatibility with area agricultural operations, and erosion of the rural character of the Nipomo mesa. These statements have been drafted into the attached findings for denial.

**FINDINGS - EXHIBIT A***Tentative Map*

- A. The proposed map is inconsistent with applicable county general and specific plans because it does not comply with Ag and Open Space Policy 4 (small lot agriculture), as the project would create parcels that would only support rural residences and would not be large enough for viable agricultural uses.
- B. The proposed map is inconsistent with applicable county general and specific plans because it does not comply with General Goal 8 of Framework for Planning (distinction between urban and rural development) because this subdivision would erode the rural area between Black Lake Village Area and Palo Mesa Village Area.
- C. The proposed map is inconsistent with applicable county general and specific plans because it does not comply with General Goal 9 of the Framework for Planning (Identify important agricultural areas between communities) because it would create parcels that would only support rural residences and would not be large enough for agricultural uses on land that would support agricultural uses in an area between the Black Lake Village Area.

*Environmental Determination*

- D. That this project is found to be statutorily exempt from the California Environmental Quality Act (CEQA) under the provisions of Public Resources Code section 21080(b)(5), which provides that CEQA does not apply to projects which the public agency rejects or disapproves.